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P L A N N I N G & E N G I N E E R I N G

D i v i s i o n o f P l a n n i n g

TO: Town Council
FROM: Brandol M. Harvey, AIA, AICP Chief of Planning
DATE: October 4, 2006
SUBJECT: SUP 05-012 Supplemental Information

As part of taking action on recommendations to Council October 3, 2006, the Planning Commission requested staff review two questions to provide supplemental information to Council. Please note that in addition to these two points, you will find in this package a copy of the Traffic Impact Study as was mentioned at the Council Work Session October 3.

1. Did the School Board conduct a feasibility study to renovate Bill Brown Stadium and if so, what were the costs?

The School Board staff has reported:

- No specific feasibility study was performed to create budget figures for renovation.
- The Downtown site was "...not a long term option because it is not adjacent to the high school or middle school and never would be. "
- "The [Stakeholder] Team intuitively saw that investing so much money at a site with so many challenges was not in the best interest of any stadium stakeholder."
- Their Engineers did a conceptual layout to determine if sufficient land area existed for a stadium and parking. The fundamental result was that even if all existing structures were demolished, parking and meeting Town standards for impervious area, open space and setbacks would be deficient.

2. Is there any additional information available that might conclude noise levels at something other than 60dBA (as recommended by the Commission) might be appropriate for the residential uses?

Council previously saw the results of a survey of jurisdictions with noise standards that applied to residential zoning. In summary, those limits were applicable to typical residential noise sources and averaged 63.4 dBA for daytime activities. Uses such as stadiums were typically exempt.. That sampling included Virginia and out of state jurisdictions of varying sizes and characteristics. If we take only those jurisdictions in Virginia that are somewhat similar to Blacksburg in size and characteristics, a list may include:

- | | |
|-------------------|---------------|
| • Charlottesville | 65 dBA |
| • Manassas Park | 60 dBA |
| • Town of Ashland | <u>57 dBA</u> |
| Average = | 60.66 |

Since the three levels above are designed for "typical" residential noise sources, Council may desire to allow slightly higher levels for the higher intensity uses of the stadium. The City of Portsmouth has a set noise maximum of 67dBA specifically for "Parks and Recreational" uses. No other comparable Virginia jurisdictions have been found to have such specific limits.